

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION FOR REHABILITATION OF
RESIDENTIAL HOUSING IN THE KITTREDGE SQUARE
URBAN RENEWAL AREA PROJECT NO. MASS. R-167
PARCEL 8

WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, The Urban Renewal Plan for the Kittredge Square Renewal Area, Project No. Mass. R-167, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Harold Roberts has expressed an interest in and submitted a satisfactory proposal in the "Project Area";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Harold Roberts be and hereby is tentatively designated as Redeveloper of Disposition Parcel 8 subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) evidence of the availability of necessary equity funds; and
 - (ii) working drawings indicating the number and composition of the units for new construction; and
 - (iii) evidence of financing commitments from banks or other lending institutions; and
 - (iv) proposed development schedules

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for development.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



August 13, 1976

Mr. Fred Kassman
BRA-Community Development
City Hall
Boston, MA

Dear Sir:

Enclosed letter is a request to become owner and/or redeveloper of No.8 Alva Kitteridge Square for the purposes of redeveloping said property for residential use. Rehabilitation will be focused for 2 family unit with the first floor being rented out and upper floors being occupied by owner.

Sincerely,

Harold Roberts, Jr.

Harold Roberts, Jr.
32 CUNARD ST
ROX MASS 02120
TEL NO 427-5466
WK 862-6222 x454.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

8/13/76

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: HAROLD W. ROBERTS JR.

b. Address and ZIP Code of Redeveloper: 32 CUNARD ST. ROX MASS 02120.

c. IRS Number of Redeveloper: 44

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

COMMUNITY DEVELOPMENT

(Name of Local Public Agency)

in BOSTON REDEVELOPMENT AUTHORITY KILBRIDGE SQ
(Name of Urban Renewal or Redevelopment Project Area)in the City of ROXBURY, State of MASS.,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of N/A:

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as
- A business association or a joint venture known as
- A Federal, State, or local government or instrumentality thereof.
- Other (explain) Individual Ownership Residential

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

N/A a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹

N/A b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

N/A c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

N/A d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

N/A e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A 6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A 7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹*James W. Roberts, Jr.*certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney

SUBJECT: Kittredge Square Urban Renewal Area, Mass. R-167
Tentative Designation of Redeveloper
Parcel #8, 8 Alvah Kittredge Square.

The Authority owns the vacant building at 8 Alvah Kittredge Square. This structure is in unsafe condition due to the collapse of some of the brick work at the cornice and the added danger of falling lintels. These conditions pose a hazard to the abutting attached privately-owned properties and should be rectified as soon as possible.

The Roxbury Action Program, which had been tentatively designated as redeveloper for this building; has requested rescission of their designation due to their inability to move quickly on the rehabilitation of this structure, and due to the interest of Mr. Harold Roberts of 32 Cunard Street, Roxbury who has requested to purchase and rehabilitate this structure for owner-occupancy.

Mr. Robert's proposal calls for the rehabilitation of this structure into two one-bedroom apartments, one of which he will occupy. It is expected that Mr. Roberts will use the 312 or equivalent loan programs to renovate the interior of this structure while using historical preservation grants, earmarked for the Kittredge Square Project Area, for exterior renovations

It is therefore recommended that the Authority tentatively designate Mr. Harold Roberts as redeveloper for Parcel 8 in the Kittredge Square Urban Renewal Area.

An appropriate resolution is attached.